

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** View Ridge / East of Sand Point Way -- 46

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 406

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$319,400	\$228,300	\$547,700	\$597,900	91.6%	12.13%
<b>2006 Value</b>	\$344,600	\$246,400	\$591,000	\$597,900	98.8%	12.13%
<b>Change</b>	+\$25,200	+\$18,100	+\$43,300		+7.2%	+0.0%
<b>% Change</b>	+7.9%	+7.9%	+7.9%		+7.9%	+0.0%

\*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$349,700	\$237,900	\$587,600
<b>2006 Value</b>	\$376,800	\$257,400	\$634,200
<b>Percent Change</b>	+7.7%	+8.2%	+7.9%

Number of one to three unit residences in the Population: 3385

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the update formula needed to be an overall adjustment to assessment level in order to improve the uniformity of values throughout the area.

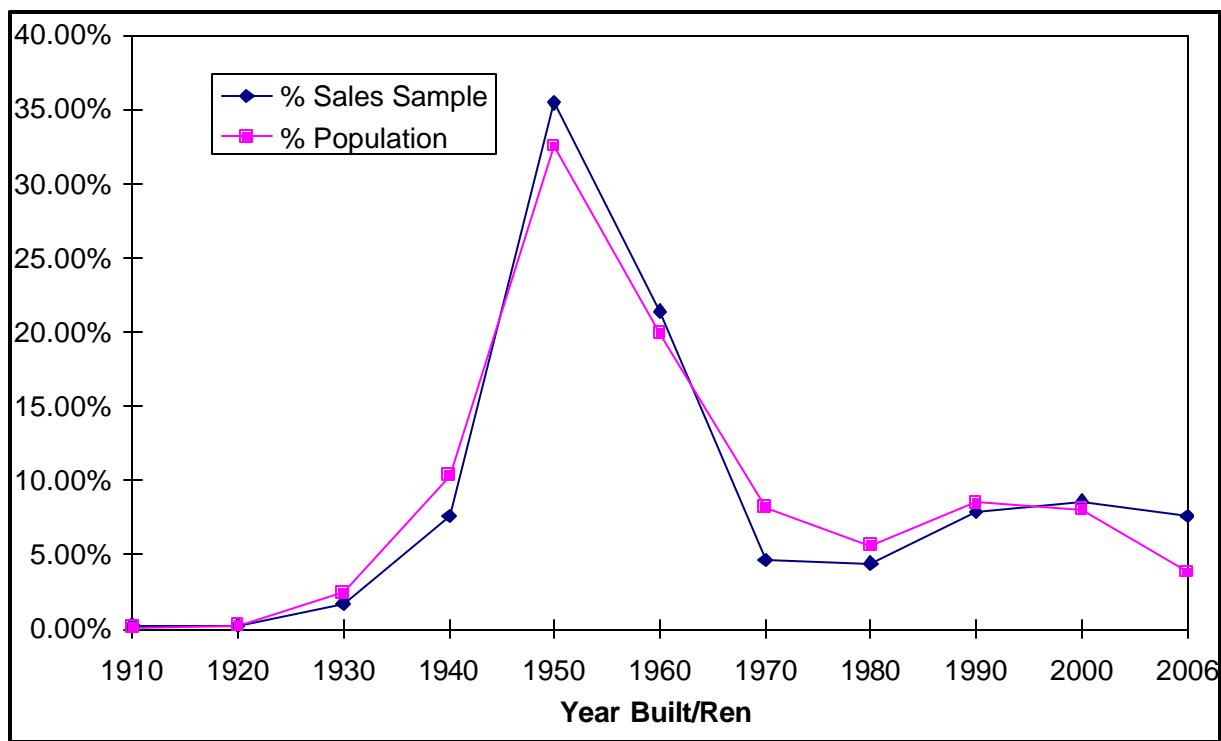
The formula adjusts 2005 assessments upward, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

## **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.25%
1920	1	0.25%
1930	7	1.72%
1940	31	7.64%
1950	144	35.47%
1960	87	21.43%
1970	19	4.68%
1980	18	4.43%
1990	32	7.88%
2000	35	8.62%
2006	31	7.64%
	406	

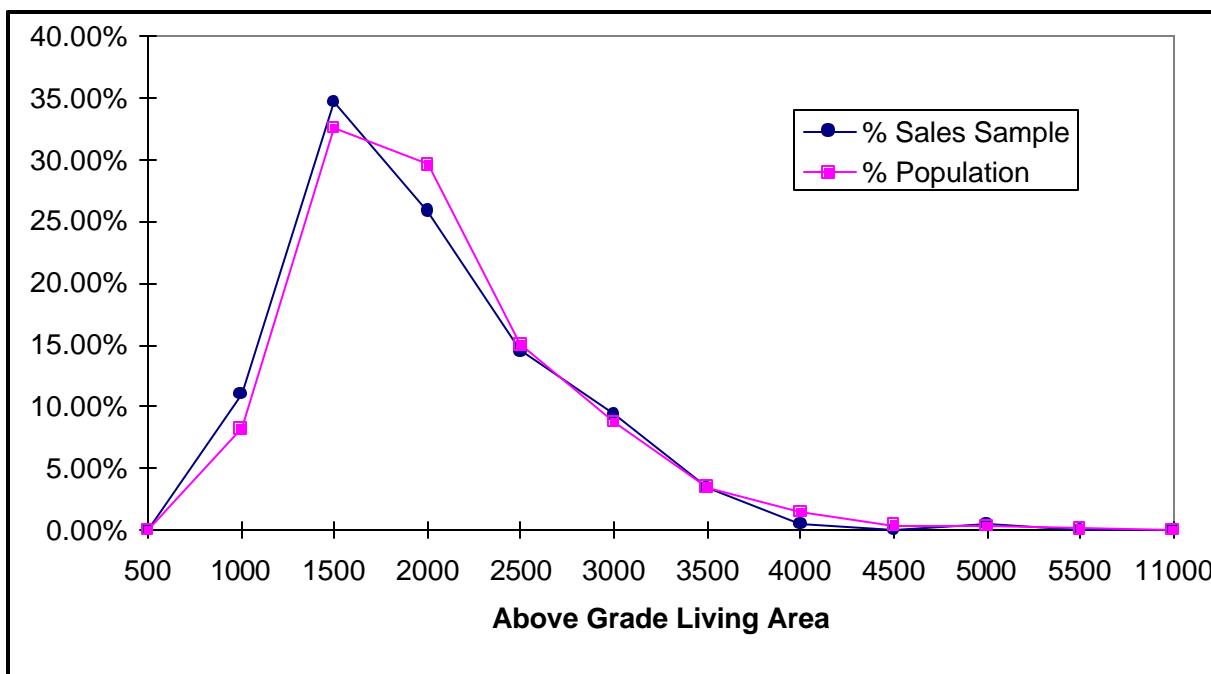
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	4	0.12%
1920	9	0.27%
1930	83	2.45%
1940	351	10.37%
1950	1101	32.53%
1960	675	19.94%
1970	278	8.21%
1980	191	5.64%
1990	289	8.54%
2000	274	8.09%
2006	130	3.84%
	3385	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is ideal for both accurate analysis and appraisals.

## ***Sales Sample Representation of Population - Above Grade Living Area***

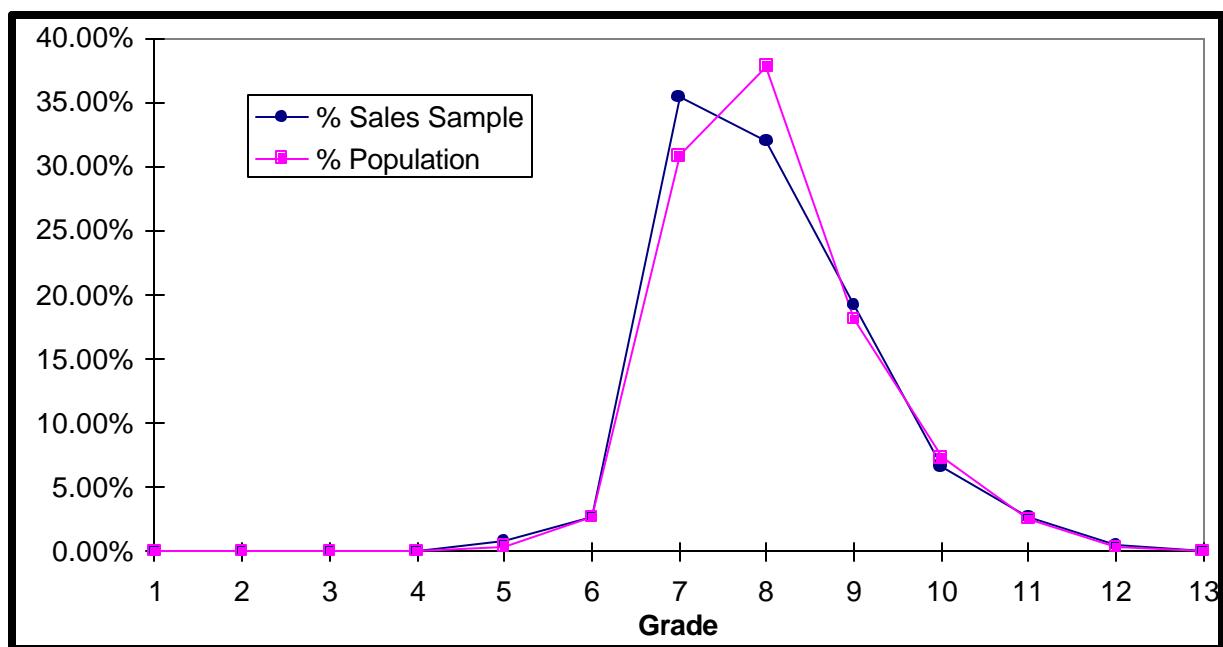
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.03%
1000	45	11.08%	1000	279	8.24%
1500	141	34.73%	1500	1102	32.56%
2000	105	25.86%	2000	1003	29.63%
2500	59	14.53%	2500	509	15.04%
3000	38	9.36%	3000	296	8.74%
3500	14	3.45%	3500	118	3.49%
4000	2	0.49%	4000	49	1.45%
4500	0	0.00%	4500	14	0.41%
5000	2	0.49%	5000	10	0.30%
5500	0	0.00%	5500	3	0.09%
11000	0	0.00%	11000	1	0.03%
	406			3385	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

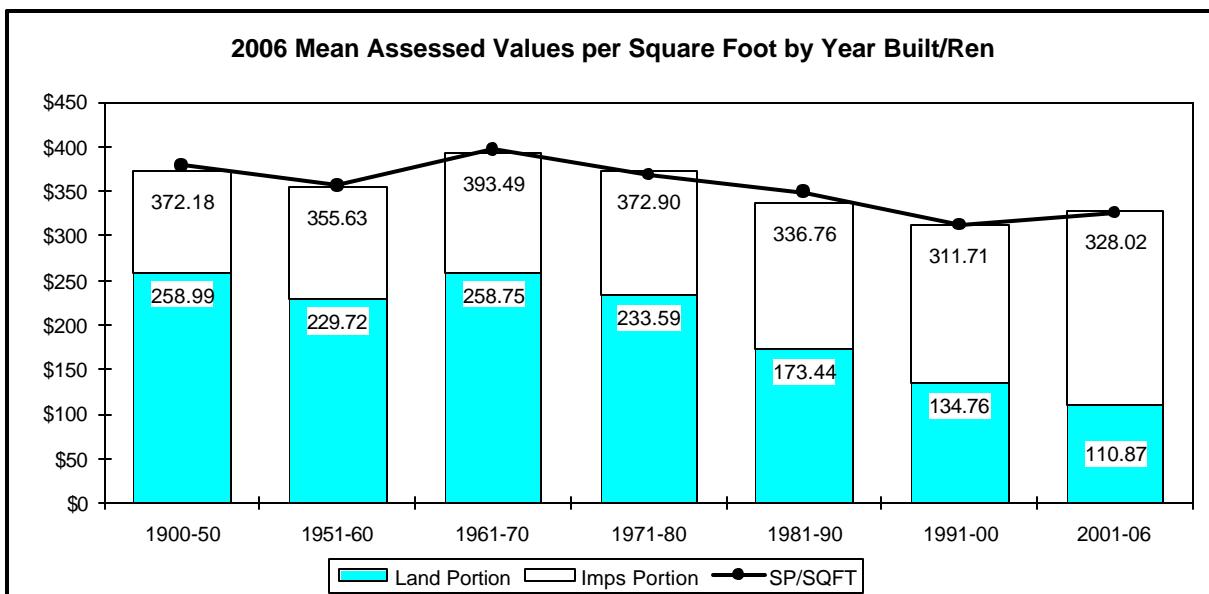
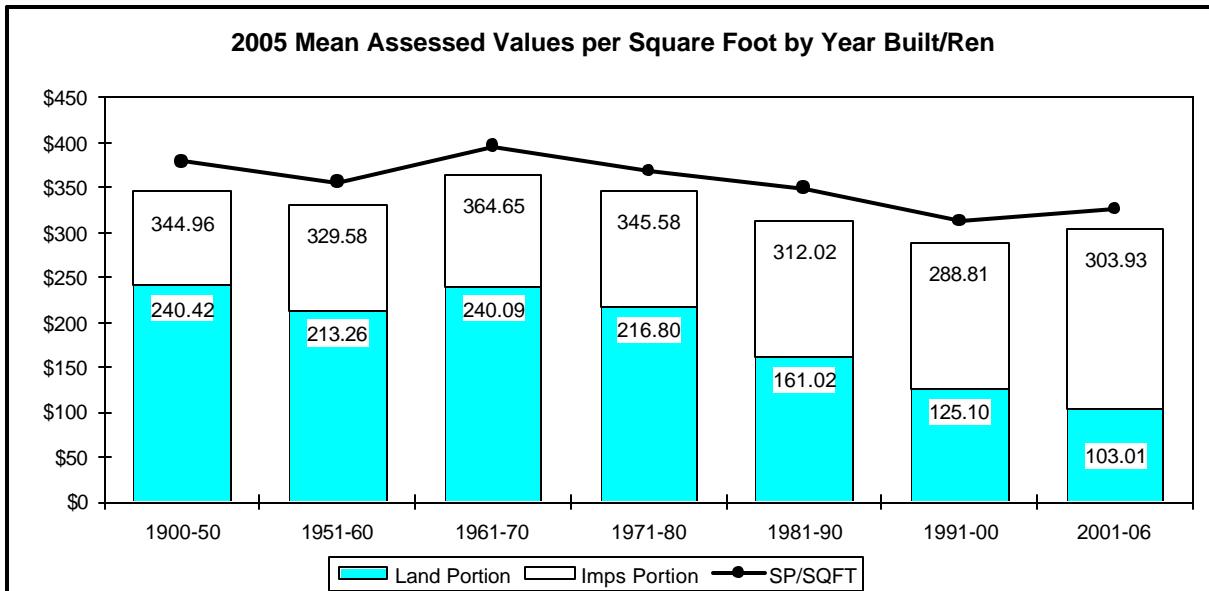
### Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.03%
5	3	0.74%	5	13	0.38%
6	11	2.71%	6	90	2.66%
7	144	35.47%	7	1044	30.84%
8	130	32.02%	8	1280	37.81%
9	78	19.21%	9	612	18.08%
10	27	6.65%	10	247	7.30%
11	11	2.71%	11	85	2.51%
12	2	0.49%	12	12	0.35%
13	0	0.00%	13	1	0.03%
	406			3385	



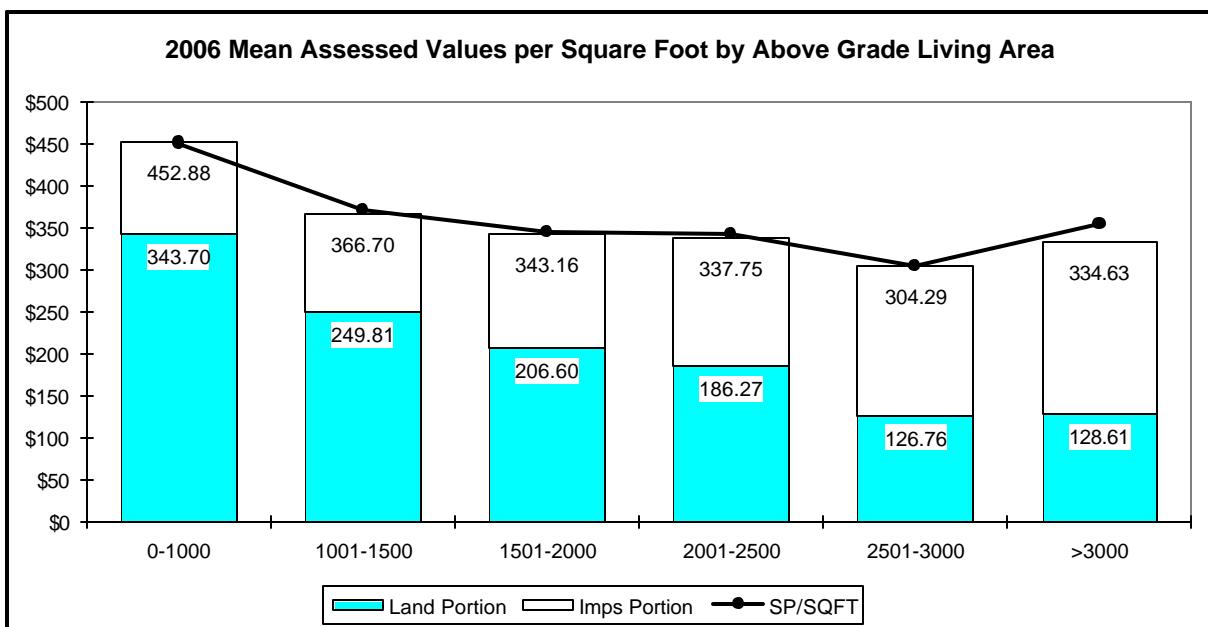
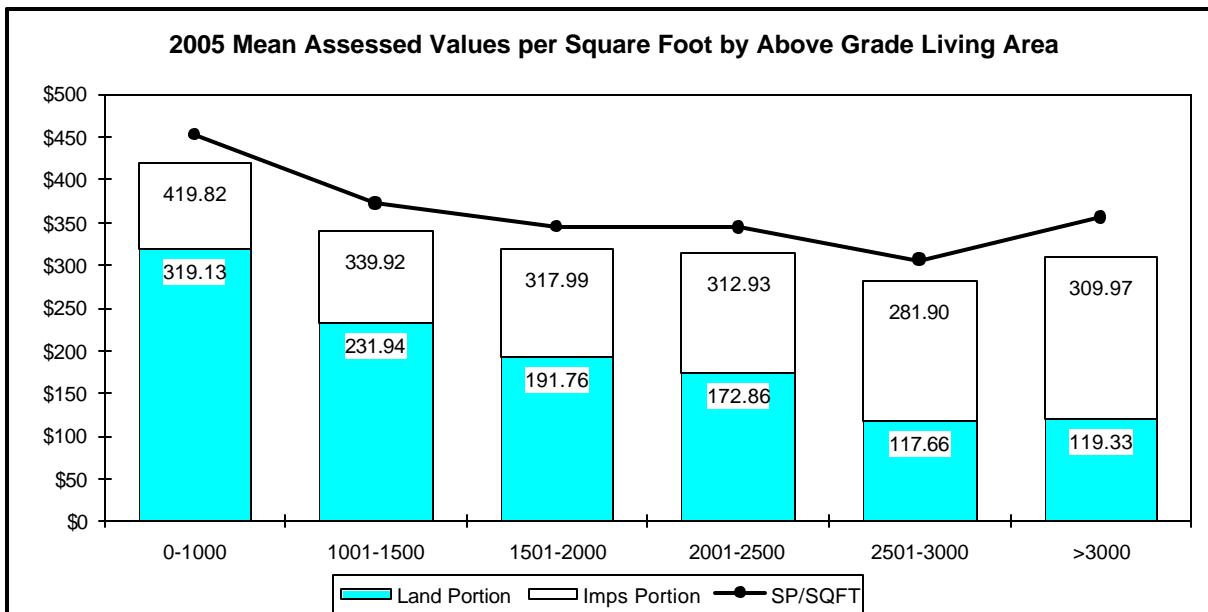
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. Although additional grade 7 sales relatively fewer grade 8 sales were available, this distribution is very acceptable for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



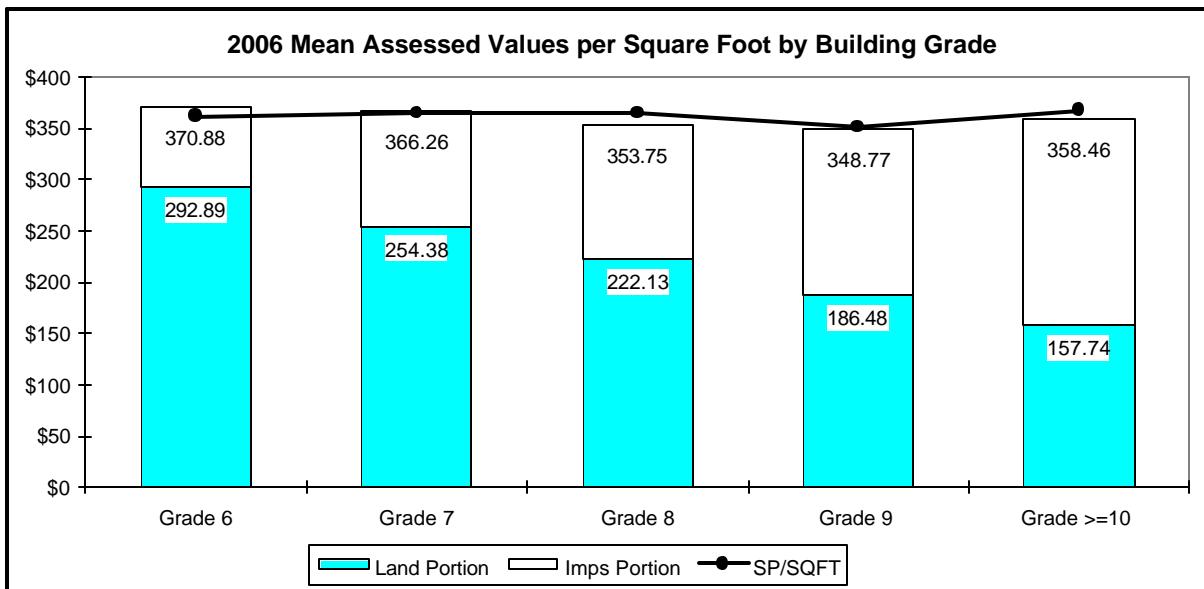
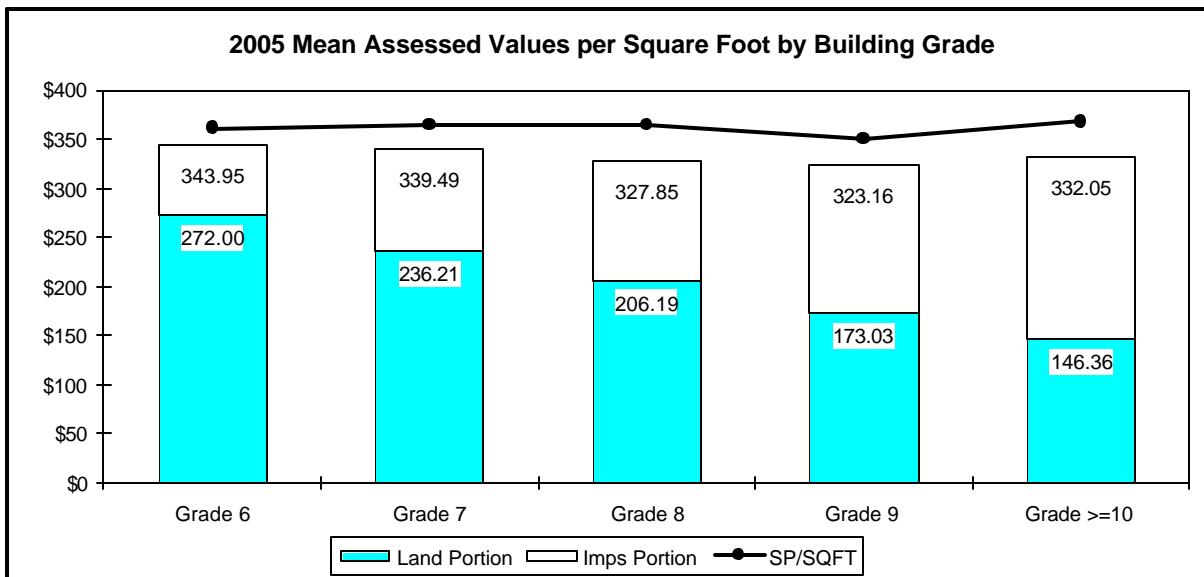
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area**

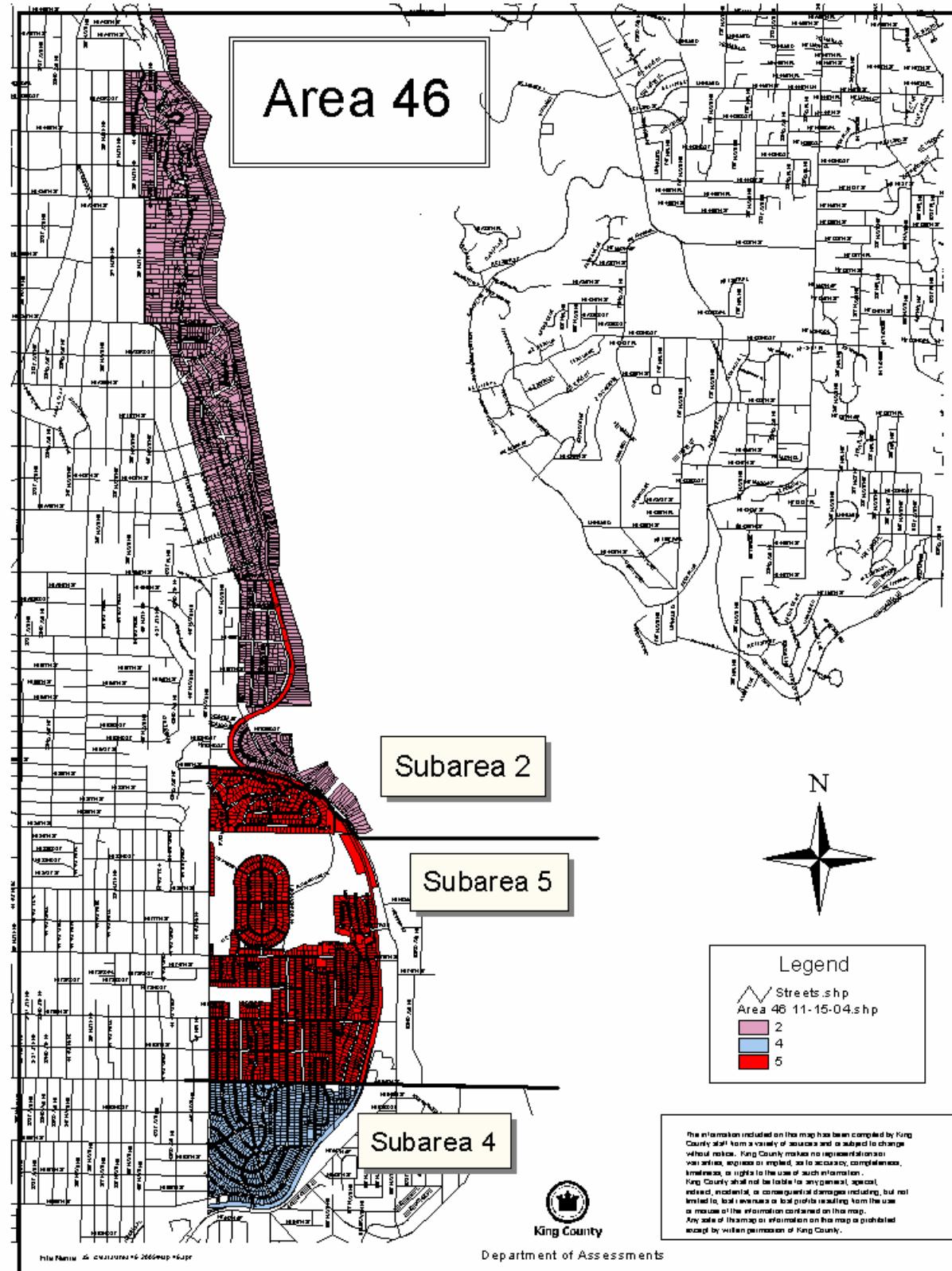


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. There were only 18 sales greater than 3000 sq ft. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

There were not enough vacant upland or waterfront land sales to derive a market adjustment based only on vacant land sales. Based on the total percentage change indicated by the sales sample, a market adjustment for upland and waterfront values was derived. This resulted in an overall 7.7% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

**2006 Land Value = 2005 Land Value x 1.079, with the result rounded down to the next \$1,000.**

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 406 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that the update formula needed to be an overall adjustment to assessment level in order to improve the uniformity of values throughout the area.

The derived adjustment formula is:

$$\text{2006 Total Value} = \text{2005 Total Value} / 0.9259259$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2006 Improvements Value} = \text{2006 Total Value} \text{ minus } \text{2006 Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the total % change indicated by the sales sample is used to arrive at new total value (Previous Total Value \*1.079) - New Land Value=New Improvement Value  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new land value. ((Previous Land Value \* 1.079) + (Previous Improvement Value)).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system “public restricted”, or water district “private restricted”, or water district “public restricted”, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)

### **Mobile Home Update**

There are no mobile homes in this area.

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## **Area 46 Annual Update Model Adjustments**

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

% Adjustment	8.00%
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### **Comments**

The % adjustment shown is what would be applied in the absence of any other adjustments.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 46 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	3	0.890	0.959	7.8%	0.551	1.368
6	11	0.979	1.056	7.8%	0.987	1.124
7	144	0.935	1.008	7.9%	0.989	1.028
8	130	0.898	0.969	7.9%	0.948	0.990
9	78	0.922	0.995	7.9%	0.966	1.024
10	27	0.904	0.975	7.9%	0.933	1.018
11	11	0.925	0.999	8.0%	0.904	1.094
12	2	0.826	0.891	8.0%	0.403	1.380
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1930	9	0.886	0.955	7.8%	0.839	1.071
1931-1940	31	0.921	0.994	7.9%	0.949	1.039
1941-1950	144	0.911	0.983	7.9%	0.963	1.003
1951-1960	87	0.923	0.996	7.9%	0.969	1.023
1961-1970	19	0.924	0.997	7.9%	0.937	1.057
1971-1990	50	0.907	0.978	7.9%	0.942	1.015
1991-2000	35	0.924	0.997	7.9%	0.958	1.037
>2000	31	0.918	0.991	7.9%	0.953	1.030
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	261	0.912	0.984	7.9%	0.969	0.999
Good	119	0.924	0.997	7.9%	0.975	1.020
Very Good	26	0.922	0.995	7.9%	0.944	1.046
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	246	0.919	0.992	7.9%	0.976	1.008
1.5	45	0.913	0.985	7.9%	0.951	1.020
2	110	0.912	0.985	7.9%	0.962	1.007
2.5	2	0.847	0.915	8.0%	-0.279	2.109
3	3	0.962	1.038	8.0%	0.681	1.396

## Area 46 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

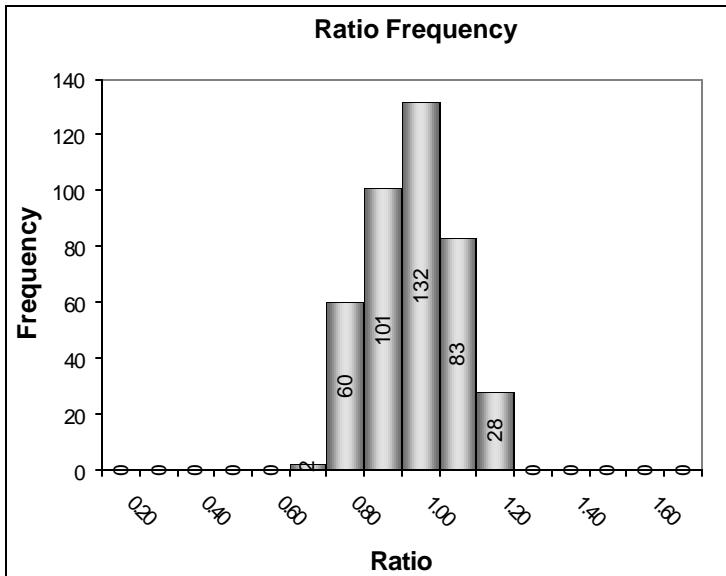
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	7	0.936	1.009	7.8%	0.876	1.143
0801-1000	38	0.926	1.000	7.9%	0.962	1.037
1001-1500	141	0.917	0.989	7.9%	0.969	1.009
1501-2000	105	0.921	0.994	7.9%	0.969	1.018
2001-2500	59	0.910	0.982	7.9%	0.949	1.014
2501-3000	38	0.922	0.995	7.9%	0.960	1.030
3001-4000	16	0.872	0.941	8.0%	0.871	1.011
4001-5000	2	1.099	1.186	7.9%	0.828	1.545
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	190	0.916	0.989	7.9%	0.971	1.006
Yes	216	0.916	0.988	7.9%	0.972	1.004
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	384	0.917	0.989	7.9%	0.977	1.002
Yes	22	0.908	0.980	7.9%	0.918	1.041
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	156	0.919	0.992	7.9%	0.973	1.010
4	97	0.923	0.996	7.9%	0.971	1.020
5	153	0.910	0.982	7.9%	0.962	1.002
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	12	0.993	1.071	7.9%	1.031	1.111
03000-05000	30	0.929	1.002	7.9%	0.953	1.052
05001-08000	262	0.907	0.978	7.9%	0.963	0.993
08001-12000	80	0.925	0.998	7.9%	0.971	1.025
12001-16000	12	0.950	1.025	7.9%	0.968	1.082
16001-30000	10	0.922	0.995	7.9%	0.930	1.060

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NW/ Team 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 5/19/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 46	<b>Appr ID:</b> PWAL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 406			
<b>Mean Assessed Value</b>	547,700		
<b>Mean Sales Price</b>	597,900		
<b>Standard Deviation AV</b>	215,459		
<b>Standard Deviation SP</b>	257,730		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.931		
<b>Median Ratio</b>	0.937		
<b>Weighted Mean Ratio</b>	0.916		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.697		
<b>Highest ratio:</b>	1.160		
<b>Coefficient of Dispersion</b>	10.03%		
<b>Standard Deviation</b>	0.113		
<b>Coefficient of Variation</b>	12.13%		
<b>Price Related Differential (PRD)</b>	1.016		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.918		
Upper limit	0.955		
<b>95% Confidence: Mean</b>			
Lower limit	0.920		
Upper limit	0.942		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3385		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.113		
<b>Recommended minimum:</b>	20		
<b>Actual sample size:</b>	406		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	193		
# ratios above mean:	213		
<b>Z:</b>	0.993		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



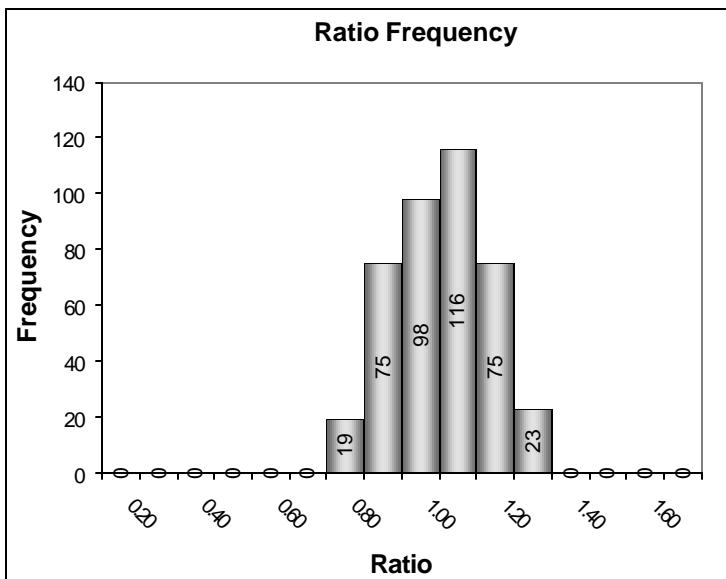
### COMMENTS:

1 to 3 Unit Residences throughout area 46

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> NW/ Team 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 5/19/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 46	<b>Appr ID:</b> PWAL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 406			
<b>Mean Assessed Value</b>	591,000		
<b>Mean Sales Price</b>	597,900		
<b>Standard Deviation AV</b>	232,681		
<b>Standard Deviation SP</b>	257,730		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	1.004		
<b>Median Ratio</b>	1.011		
<b>Weighted Mean Ratio</b>	0.988		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.752		
<b>Highest ratio:</b>	1.250		
<b>Coefficient of Dispersion</b>	10.04%		
<b>Standard Deviation</b>	0.122		
<b>Coefficient of Variation</b>	12.13%		
<b>Price Related Differential (PRD)</b>	1.016		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.031		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.016		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3385		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.122		
<b>Recommended minimum:</b>	24		
<b>Actual sample size:</b>	406		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	195		
# ratios above mean:	211		
<i>Z:</i>	0.794		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 46

Assessment level has been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	520720	0185	5/5/06	\$286,000	550	0	5	1945	4	5770	N	N	9053 49TH AV NE
002	882090	1555	9/3/06	\$195,000	620	0	5	1933	3	5640	N	N	12026 SAND POINT WY NE
002	407780	0163	8/4/06	\$425,000	930	100	5	1924	3	8185	Y	N	10711 EXETER AV NE
002	272604	9044	1/4/06	\$300,000	610	300	6	1939	4	3090	Y	N	10752 LAKESIDE AV NE
002	145460	0021	5/4/06	\$320,000	720	0	6	1948	4	9100	Y	N	13084 40TH AV NE
002	081400	0040	5/3/06	\$251,500	780	0	6	1944	3	6000	N	N	11528 SAND POINT WY NE
002	145510	0116	7/4/06	\$409,000	810	700	6	1961	4	13737	Y	N	13722 42ND AV NE
002	407530	0020	6/5/06	\$315,000	950	0	6	1926	4	7560	N	N	9550 SAND POINT WY NE
002	407480	0045	10/4/06	\$235,000	1040	0	6	1941	4	7200	N	N	9734 SAND POINT WY NE
002	868130	0050	8/3/06	\$259,950	1130	0	6	1906	3	7350	N	N	9516 49TH AV NE
002	407780	0138	2/4/06	\$357,000	1220	0	6	1974	3	9750	Y	N	10752 DURLAND AV NE
002	407320	0403	8/4/06	\$337,000	1420	0	6	1917	4	8400	N	N	9543 49TH AV NE
002	735120	0305	5/3/06	\$654,750	1670	0	6	1949	4	3500	Y	Y	14370 RIVIERA PL NE
002	407320	0885	8/4/06	\$330,000	780	780	7	1940	3	8100	Y	N	9544 49TH AV NE
002	393590	0110	12/5/06	\$375,000	810	300	7	1948	4	8192	N	N	11332 SAND POINT WY NE
002	145460	0121	2/3/06	\$361,000	840	560	7	1951	4	8344	Y	N	12537 42ND AV NE
002	145460	0121	10/3/06	\$349,950	840	560	7	1951	4	8344	Y	N	12537 42ND AV NE
002	145410	0480	10/5/06	\$343,000	880	0	7	1949	4	6171	N	N	4003 NE 135TH ST
002	735220	0637	3/4/06	\$621,000	890	890	7	1948	3	2816	Y	Y	11252 RIVIERA PL NE
002	520720	0360	9/3/06	\$282,500	930	0	7	1953	3	5368	N	N	9215 49TH AV NE
002	882090	0200	3/4/06	\$285,000	1000	140	7	1937	3	7805	N	N	12302 SAND POINT WY NE
002	520720	0455	7/5/06	\$312,000	1010	0	7	1955	3	6890	N	N	9223 SAND POINT WY NE
002	882090	2650	6/4/06	\$300,500	1010	500	7	1966	3	5156	N	N	11708 SAND POINT WY NE
002	932480	0487	11/3/06	\$342,500	1010	500	7	1952	5	4050	Y	N	14209 38TH AV NE
002	407530	0145	7/5/06	\$423,000	1020	900	7	1947	4	10800	N	N	9519 48TH AV NE
002	407780	0157	7/5/06	\$390,000	1050	0	7	1940	4	9000	Y	N	4611 NE 110TH ST
002	520720	0247	7/4/06	\$394,950	1070	530	7	1993	3	5760	N	N	9038 SAND POINT WY NE
002	520720	0410	3/5/06	\$375,500	1110	530	7	1977	3	6840	N	N	9244 SAND POINT WY NE
002	407320	0395	12/4/06	\$355,000	1110	430	7	1940	3	7200	N	N	9545 49TH AV NE
002	145510	0075	12/4/06	\$335,000	1120	0	7	1950	4	8546	Y	N	13529 41ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	932480	0486	9/3/06	\$329,000	1120	270	7	1952	3	7178	Y	N	14203 38TH AV NE
002	882090	1710	3/5/06	\$542,000	1140	960	7	1947	4	8400	Y	N	4215 NE 124TH ST
002	735170	0065	1/4/06	\$650,000	1140	150	7	1965	3	2489	Y	Y	12334 RIVIERA PL NE
002	812410	0110	10/3/06	\$410,000	1140	600	7	1978	3	18859	Y	N	4132 NE 142ND ST
002	407780	0099	1/5/06	\$390,000	1180	480	7	1952	3	7230	Y	N	10652 SAND POINT WY NE
002	407780	0099	11/3/06	\$369,000	1180	480	7	1952	3	7230	Y	N	10652 SAND POINT WY NE
002	407780	0006	3/4/06	\$437,000	1180	450	7	1955	4	5607	Y	N	11005 LAKESIDE AV NE
002	407780	0102	12/4/06	\$414,500	1190	300	7	1945	4	6525	Y	N	10606 DURLAND AV NE
002	520720	0315	11/5/06	\$415,000	1200	700	7	1959	4	5612	N	N	9035 SAND POINT WY NE
002	399270	0780	12/5/06	\$400,000	1200	0	7	1926	4	6000	N	N	11354 SAND POINT WY NE
002	520720	0475	8/5/06	\$420,000	1200	0	7	1954	4	7560	N	N	9126 MATTHEWS AV NE
002	520720	0475	5/3/06	\$297,000	1200	0	7	1954	4	7560	N	N	9126 MATTHEWS AV NE
002	932480	0460	10/5/06	\$400,000	1210	510	7	1951	3	8100	Y	N	14316 37TH AV NE
002	882090	2145	8/4/06	\$415,000	1220	860	7	1960	3	8600	Y	N	11900 LAKESIDE AV NE
002	407320	1315	5/5/06	\$977,000	1230	300	7	1945	4	6911	Y	Y	10324 RIVIERA PL NE
002	882090	2615	2/4/06	\$280,000	1250	0	7	1954	3	7725	N	N	11705 DURLAND AV NE
002	145950	0095	10/5/06	\$800,000	1280	520	7	1956	4	4600	Y	Y	12578 RIVIERA PL NE
002	145460	0246	8/4/06	\$493,500	1280	300	7	1952	4	14739	Y	N	12734 42ND AV NE
002	145950	0095	3/3/06	\$705,000	1280	520	7	1956	4	4600	Y	Y	12578 RIVIERA PL NE
002	407480	0195	1/5/06	\$350,000	1320	1150	7	1941	4	7200	N	N	4715 NE 100TH ST
002	145950	0101	10/5/06	\$794,000	1330	0	7	1962	4	4600	Y	Y	12562 RIVIERA PL NE
002	882090	2690	4/5/06	\$275,000	1350	0	7	1942	4	7733	N	N	11734 SAND POINT WY NE
002	383400	0121	6/3/06	\$266,000	1450	0	7	1953	3	6818	Y	N	13521 40TH AV NE
002	520720	0345	5/3/06	\$308,000	1460	1270	7	1940	4	7200	N	N	9233 49TH AV NE
002	882090	0175	6/4/06	\$530,000	1480	1150	7	1958	4	7500	Y	N	12345 42ND AV NE
002	407320	0335	5/4/06	\$400,000	1490	0	7	1951	4	7200	N	N	10033 48TH AV NE
002	735170	0090	6/3/06	\$610,000	1500	0	7	1930	3	3907	Y	Y	12348 RIVIERA PL NE
002	145950	0026	4/4/06	\$804,000	1500	0	7	1971	3	6000	Y	Y	13218 RIVIERA PL NE
002	383400	0122	6/5/06	\$345,000	1540	0	7	1949	4	9600	N	N	13522 39TH AV NE
002	882090	2295	2/5/06	\$535,000	1540	680	7	1939	4	14725	Y	N	11724 EXETER AV NE
002	407780	0160	9/3/06	\$409,000	1550	0	7	1928	4	8100	N	N	10739 DURLAND AV NE

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**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	407530	0160	3/4/06	\$360,000	1610	0	7	1951	4	10800	N	N	9527 48TH AV NE
002	882090	0100	11/3/06	\$430,000	1650	810	7	1977	3	7215	Y	N	4224 NE 124TH ST
002	407530	0105	12/3/06	\$246,600	1660	0	7	1986	3	3432	N	N	9500 SAND POINT WY NE
002	145560	0062	11/3/06	\$422,500	1700	380	7	1940	4	9612	Y	N	13731 42ND PL NE
002	882090	2680	5/5/06	\$365,000	1780	0	7	1963	4	7733	N	N	11732 SAND POINT WY NE
002	407320	0301	8/5/06	\$358,000	1780	340	7	1943	4	7200	N	N	4707 NE 103RD ST
002	882090	2100	2/3/06	\$390,000	1790	560	7	1987	3	4122	Y	N	11923 LAKESIDE PL NE
002	407320	0730	12/3/06	\$570,000	1880	0	7	1955	5	5480	Y	N	10045 LAKE SHORE BL NE
002	882090	2500	6/4/06	\$385,000	1880	100	7	1950	3	7528	N	N	11929 EXETER AV NE
002	145950	0005	9/4/06	\$1,395,000	1900	0	7	1931	4	9800	Y	Y	13254 RIVIERA PL NE
002	145460	0201	12/4/06	\$655,000	1930	0	7	1932	5	22110	Y	N	13026 42ND AV NE
002	407830	0050	9/3/06	\$522,000	2010	900	7	1939	5	3539	Y	N	10650 LAKESIDE AV NE
002	145510	0320	5/4/06	\$891,000	2030	480	7	1935	4	4558	Y	Y	13530 RIVIERA PL NE
002	407480	0175	4/5/06	\$520,000	2060	0	7	1997	5	7200	N	N	9741 48TH AV NE
002	145460	0235	9/3/06	\$625,000	2200	500	7	1936	4	17934	Y	N	12756 42ND AV NE
002	399270	0700	4/4/06	\$355,000	2410	0	7	1992	3	6000	N	N	11514 SAND POINT WY NE
002	393590	0131	12/5/06	\$575,000	2600	0	7	1993	3	7200	N	N	11320 SAND POINT WY NE
002	882090	2300	6/4/06	\$395,000	1050	420	8	1952	3	12309	Y	N	11728 EXETER AV NE
002	145510	0076	10/5/06	\$495,000	1100	1100	8	1952	4	6921	Y	N	13533 41ST AV NE
002	882090	0045	5/4/06	\$469,000	1140	630	8	1953	4	8400	Y	N	4227 NE 125TH ST
002	407780	0136	4/5/06	\$405,000	1150	330	8	1949	3	7800	N	N	10726 SAND POINT WY NE
002	145460	0200	1/5/06	\$489,000	1240	1240	8	1999	3	7750	Y	N	13028 42ND AV NE
002	407320	0779	11/4/06	\$578,000	1280	1280	8	1968	4	7620	Y	N	9746 49TH AV NE
002	145410	0720	10/5/06	\$435,000	1350	1050	8	1954	3	6660	N	N	12504 39TH AV NE
002	145410	0720	10/4/06	\$355,000	1350	1050	8	1954	3	6660	N	N	12504 39TH AV NE
002	145460	0236	1/3/06	\$575,000	1390	350	8	1976	3	9500	Y	N	12752 42ND AV NE
002	882090	0185	6/5/06	\$599,950	1490	920	8	1973	3	7717	Y	N	12331 42ND AV NE
002	407780	0147	1/3/06	\$472,000	1530	800	8	1952	4	7830	Y	N	10708 DURLAND AV NE
002	735220	0315	7/3/06	\$715,000	1550	850	8	1977	4	2751	Y	Y	10648 RIVIERA PL NE
002	145460	0281	6/5/06	\$792,000	1580	1580	8	1959	5	9600	Y	N	12532 42ND AV NE
002	407780	0114	11/4/06	\$575,000	1620	400	8	1992	3	7830	Y	N	10648 DURLAND AV NE

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**Area 46**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	393590	0151	6/5/06	\$413,000	1630	500	8	1955	3	7883	Y	N	11303 DURLAND AV NE
002	407320	0645	6/5/06	\$679,950	1670	670	8	1955	4	7100	Y	N	10352 48TH AV NE
002	407780	0190	8/3/06	\$535,000	1690	220	8	1952	4	9000	Y	N	4610 NE 110TH ST
002	393590	0135	6/4/06	\$720,000	1760	660	8	1963	4	17187	Y	N	11314 SAND POINT WY NE
002	145510	0166	2/3/06	\$487,500	1780	780	8	1968	4	7750	Y	N	13730 42ND PL NE
002	407780	0017	4/5/06	\$527,500	1820	0	8	1947	3	6200	Y	N	10725 LAKESIDE AV NE
002	407320	0757	6/3/06	\$549,000	1890	0	8	1954	4	6620	Y	N	10015 LAKE SHORE BL NE
002	882090	2555	3/5/06	\$632,500	1900	550	8	1987	3	4003	Y	N	11745 DURLAND AV NE
002	145460	0139	4/4/06	\$599,000	1930	480	8	1972	4	9687	Y	N	12509 42ND AV NE
002	882090	2651	10/5/06	\$500,000	1990	0	8	1922	4	7089	N	N	11718 SAND POINT WY NE
002	145460	0041	11/3/06	\$573,000	2020	1340	8	1944	4	12525	Y	N	13037 42ND AV NE
002	932480	0475	1/5/06	\$565,000	2020	1050	8	1973	3	8100	Y	N	14220 37TH AV NE
002	882090	1865	10/3/06	\$620,000	2030	860	8	1971	3	11119	Y	N	11900 LAKESIDE PL NE
002	145510	0254	6/4/06	\$1,300,000	2040	0	8	1954	4	11077	Y	Y	13728 RIVIERA PL NE
002	520720	0580	8/3/06	\$425,000	2080	0	8	1977	3	7211	N	N	9101 MATTHEWS AV NE
002	882090	2090	5/5/06	\$620,000	2090	0	8	1989	3	6024	Y	N	11933 LAKESIDE PL NE
002	407320	1285	3/4/06	\$1,300,000	2100	380	8	1988	3	5566	Y	Y	10336 RIVIERA PL NE
002	407780	0192	11/5/06	\$738,400	2110	0	8	1987	4	6975	Y	N	11015 EXETER AV NE
002	882090	0270	5/5/06	\$517,000	2180	0	8	1936	5	7681	Y	N	12352 SAND POINT WY NE
002	735220	0506	3/3/06	\$895,000	2190	0	8	1984	3	4662	Y	Y	10754 RIVIERA PL NE
002	520720	0505	5/5/06	\$615,000	2370	0	8	1995	3	8416	N	N	9212 MATTHEWS AV NE
002	520720	0205	11/4/06	\$673,500	2460	830	8	1988	3	5008	Y	N	9021 49TH AV NE
002	407480	0135	5/5/06	\$721,000	2920	0	8	2001	3	7200	N	N	9721 48TH AV NE
002	393590	0145	8/4/06	\$740,000	2930	950	8	1951	4	12800	Y	N	11302 SAND POINT WY NE
002	407320	0810	6/5/06	\$800,000	2960	0	8	1953	5	12000	Y	N	9712 49TH AV NE
002	145510	0201	12/5/06	\$544,500	1410	1300	9	1959	4	9431	Y	N	13534 42ND AV NE
002	145460	0160	7/5/06	\$735,000	1850	540	9	1975	3	29789	Y	N	13240 42ND AV NE
002	393590	0086	6/4/06	\$699,500	1870	1410	9	1988	3	7227	Y	N	11048 DURLAND AV NE
002	407780	0198	2/3/06	\$500,000	1970	500	9	1958	4	10439	Y	N	11041 DURLAND AV NE
002	407320	0785	6/4/06	\$645,000	1990	1990	9	1986	3	9003	Y	N	9740 49TH AV NE
002	407320	0647	3/5/06	\$840,000	2010	900	9	1986	3	7751	Y	N	10353 LAKE SHORE BL NE

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**Area 46**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	145460	0006	3/4/06	\$690,000	2010	520	9	1958	4	21418	Y	N	4035 NE 135TH ST
002	145460	0104	3/5/06	\$762,500	2060	820	9	1989	3	9609	Y	N	12571 42ND AV NE
002	812410	0056	8/3/06	\$725,000	2060	900	9	1951	4	23568	Y	N	14034 41ST AV NE
002	145460	0104	6/3/06	\$660,000	2060	820	9	1989	3	9609	Y	N	12571 42ND AV NE
002	145560	0017	6/3/06	\$590,000	2160	0	9	1981	4	10202	Y	N	13723 42ND AV NE
002	145950	0100	9/5/06	\$1,380,000	2180	960	9	1976	3	4800	Y	Y	12570 RIVIERA PL NE
002	932480	0446	10/3/06	\$695,000	2230	1200	9	1998	3	7695	Y	N	14332 37TH AV NE
002	145950	0041	12/3/06	\$1,075,000	2250	0	9	1991	3	5100	Y	Y	13048 RIVIERA PL NE
002	145460	0052	3/4/06	\$637,000	2380	360	9	1986	3	12221	Y	N	13023 42ND AV NE
002	407320	0818	6/4/06	\$609,950	2510	0	9	1997	3	6000	N	N	4916 NE 97TH ST
002	407320	0818	6/3/06	\$560,000	2510	0	9	1997	3	6000	N	N	4916 NE 97TH ST
002	871560	0061	8/4/06	\$690,000	2610	760	9	1999	3	5060	Y	N	8552 SAND POINT WY NE
002	145460	0046	10/3/06	\$680,000	2640	0	9	1994	3	9600	Y	N	13035 D 42ND AV NE
002	882090	1785	8/3/06	\$712,000	2670	610	9	2002	3	11154	Y	N	4269 NE 124TH ST
002	520720	0550	6/3/06	\$565,000	2720	0	9	1998	3	7273	N	N	9211 MATTHEWS AV NE
002	735120	0070	3/4/06	\$1,299,000	2750	0	9	1978	3	14900	Y	Y	14040 RIVIERA PL NE
002	520720	0320	8/3/06	\$575,000	2880	0	9	2001	3	7136	Y	N	9021 SAND POINT WY NE
002	520720	0317	5/4/06	\$600,000	2990	870	9	2001	3	5030	N	N	9025 SAND POINT WY NE
002	407320	0355	12/5/06	\$635,000	3140	0	9	2001	3	7200	N	N	10014 SAND POINT WY NE
002	145950	0115	3/5/06	\$1,725,000	3370	0	9	2002	3	5750	Y	Y	12532 RIVIERA PL NE
002	145510	0051	2/4/06	\$697,000	1520	1070	10	1982	3	9849	Y	N	13542 40TH AV NE
002	812410	0125	6/3/06	\$566,000	1710	1180	10	1978	4	23807	Y	N	14366 40TH AV NE
002	342604	9031	4/4/06	\$703,500	1940	1070	10	1996	3	5289	Y	N	8770 SAND POINT WY NE
002	145510	0095	10/5/06	\$835,000	2190	0	10	1970	4	22781	Y	N	13501 42ND AV NE
002	407780	0176	9/4/06	\$790,000	2480	860	10	2004	3	7203	Y	N	4511 NE 110TH ST
002	407780	0151	4/4/06	\$800,000	2700	590	10	2004	3	6540	Y	N	10763 DURLAND AV NE
002	407780	0175	3/4/06	\$778,950	2720	650	10	2004	3	6540	Y	N	10759 DURLAND AV NE
002	407780	0117	3/3/06	\$775,000	2740	800	10	1995	3	7470	Y	N	10629 EXETER AV NE
002	735220	0480	10/5/06	\$1,497,000	3060	0	10	1992	3	4925	Y	Y	10734 RIVIERA PL NE
002	882090	2458	7/4/06	\$785,000	3330	930	10	1996	3	6250	Y	N	11704 DURLAND AV NE
002	871560	0062	9/5/06	\$2,186,000	3350	2000	10	2002	3	7974	Y	Y	8558 SAND POINT WY NE

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002	145460	0123	4/5/06	\$775,000	2350	1620	11	1991	3	8754	Y	N	12539 42ND AV NE
002	342604	9032	7/5/06	\$1,600,000	2630	1440	11	1981	3	13923	Y	Y	8746 SAND POINT WY NE
004	102504	9153	6/3/06	\$355,000	1200	800	6	1947	3	4150	N	N	5301 SAND POINT WY NE
004	317910	0635	5/4/06	\$350,000	790	180	7	1944	3	5583	N	N	4702 NE 55TH ST
004	317910	2165	6/4/06	\$359,000	860	240	7	1942	3	5450	N	N	6216 45TH AV NE
004	317660	0130	9/3/06	\$427,500	900	830	7	1944	4	7200	Y	N	6240 52ND AV NE
004	317910	2095	7/5/06	\$511,000	910	270	7	1942	3	5820	N	N	6257 VASSAR AV NE
004	317910	2095	4/4/06	\$370,000	910	270	7	1942	3	5820	N	N	6257 VASSAR AV NE
004	317910	2160	3/5/06	\$409,000	930	240	7	1942	3	5400	N	N	6220 45TH AV NE
004	317910	0585	3/4/06	\$325,000	930	0	7	1949	3	5110	N	N	5702 45TH AV NE
004	317910	2070	5/5/06	\$552,500	980	470	7	1942	5	6313	N	N	6227 VASSAR AV NE
004	317660	0035	7/4/06	\$400,000	980	0	7	1942	3	7475	N	N	6009 52ND AV NE
004	317910	2320	1/5/06	\$435,000	990	400	7	1942	3	4664	N	N	4522 NE 60TH ST
004	317910	0725	11/5/06	\$518,000	1000	850	7	1941	3	6398	N	N	4515 STANFORD AV NE
004	317910	2180	1/3/06	\$364,000	1020	920	7	1949	3	6593	N	N	4504 NE 62ND ST
004	317910	0575	10/5/06	\$466,000	1030	900	7	1950	3	6469	N	N	4515 PURDUE AV NE
004	317910	0460	6/4/06	\$379,950	1060	420	7	1947	3	4342	N	N	4530 NE 55TH ST
004	317660	0135	9/3/06	\$327,000	1130	400	7	1944	3	7200	Y	N	6246 52ND AV NE
004	317910	1980	7/4/06	\$480,621	1250	140	7	1944	5	6600	N	N	6236 VASSAR AV NE
004	317910	2000	4/4/06	\$415,000	1300	220	7	1944	4	6217	N	N	6214 VASSAR AV NE
004	317910	0490	4/4/06	\$382,500	1490	1110	7	1945	3	4758	N	N	5600 45TH AV NE
004	317910	0535	4/5/06	\$649,000	1530	1000	7	1946	4	7497	N	N	4561 PURDUE AV NE
004	317910	1975	7/4/06	\$580,000	2040	0	7	1944	4	6600	N	N	6244 VASSAR AV NE
004	317910	0335	11/4/06	\$501,000	1000	380	8	1948	3	6000	Y	N	5200 PULLMAN AV NE
004	317910	0482	7/3/06	\$309,548	1040	50	8	2003	3	1377	N	N	4502 A NE 55TH ST
004	317910	0483	7/3/06	\$309,305	1040	50	8	2003	3	1199	N	N	4508 B NE 55TH ST
004	317910	1110	6/4/06	\$535,000	1050	420	8	1941	3	5858	Y	N	5841 OBERLIN AV NE
004	317910	0357	5/3/06	\$485,000	1070	1070	8	1940	4	5957	Y	N	5032 PULLMAN AV NE
004	317760	0065	12/5/06	\$559,950	1090	540	8	1950	3	6000	N	N	6242 53RD AV NE
004	317760	0065	8/5/06	\$480,501	1090	540	8	1950	3	6000	N	N	6242 53RD AV NE
004	317760	0045	10/5/06	\$450,000	1100	1100	8	1950	3	5410	N	N	5307 NE 65TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	317910	0479	7/3/06	\$313,271	1110	40	8	2003	3	1400	N	N	4506 A NE 55TH ST
004	317910	0485	7/3/06	\$305,451	1110	40	8	2003	3	1369	N	N	4504 B NE 55TH ST
004	317910	1885	10/4/06	\$590,000	1140	700	8	1940	3	8493	Y	N	6005 WELLESLEY WY NE
004	317910	0320	2/5/06	\$589,000	1140	640	8	1950	4	6000	Y	N	5220 PULLMAN AV NE
004	317910	0935	1/4/06	\$469,500	1190	360	8	1953	3	5800	Y	N	4974 PURDUE AV NE
004	317910	0345	3/4/06	\$489,500	1190	670	8	1952	5	6000	Y	N	5052 PULLMAN AV NE
004	317810	0011	4/5/06	\$450,000	1200	430	8	1954	3	5192	N	N	6245 54TH AV NE
004	102504	9202	12/4/06	\$555,000	1210	970	8	1953	3	5000	N	N	6063 53RD AV NE
004	317910	1945	6/3/06	\$460,000	1220	1040	8	1948	4	6600	N	N	6077 WELLESLEY WY NE
004	317710	0020	5/3/06	\$389,000	1220	1020	8	1950	3	6000	N	N	6038 52ND AV NE
004	317910	0478	7/3/06	\$320,110	1240	0	8	2003	3	1773	N	N	4504 A NE 55TH ST
004	318010	0020	4/4/06	\$369,950	1260	200	8	1998	3	1892	N	N	4517 NE 55TH ST
004	317910	0480	7/3/06	\$334,128	1260	0	8	2003	3	1536	N	N	4506 B NE 55TH ST
004	317810	0006	6/5/06	\$480,000	1270	1250	8	1954	3	6844	N	N	6253 54TH AV NE
004	317910	0484	8/3/06	\$334,997	1270	0	8	2003	3	1387	N	N	4508 A NE 55TH ST
004	317910	0945	5/4/06	\$559,000	1300	700	8	1953	3	5800	Y	N	4962 PURDUE AV NE
004	317760	0085	7/5/06	\$579,000	1330	1330	8	1950	4	6149	N	N	6226 53RD AV NE
004	317910	0350	4/4/06	\$475,000	1330	750	8	1958	3	6000	Y	N	5044 PULLMAN AV NE
004	317910	1240	8/4/06	\$460,000	1340	400	8	1941	3	6377	Y	N	5840 OBERLIN AV NE
004	317910	0481	7/3/06	\$340,000	1340	0	8	2003	3	2067	N	N	4502 B NE 55TH ST
004	112504	9177	4/4/06	\$385,000	1400	900	8	1968	3	6000	N	N	6322 54TH AV NE
004	317660	0005	5/5/06	\$646,601	1430	800	8	1942	3	8095	Y	N	6234 51ST AV NE
004	317910	0780	12/5/06	\$585,000	1440	500	8	1950	3	6802	N	N	4544 PURDUE AV NE
004	317910	0285	2/4/06	\$627,000	1470	440	8	1940	3	6720	Y	N	4983 PURDUE AV NE
004	102504	9183	2/3/06	\$420,000	1470	400	8	1952	4	8052	Y	N	6261 52ND AV NE
004	317660	0021	2/5/06	\$469,000	1490	1140	8	1941	3	6410	Y	N	5105 NE 65TH ST
004	112504	9104	5/3/06	\$430,000	1490	700	8	1948	3	9861	N	N	6401 58TH AV NE
004	317910	0045	3/4/06	\$471,000	1500	370	8	1949	3	6120	N	N	4739 NE 55TH ST
004	317910	0760	4/3/06	\$405,000	1510	0	8	1946	3	6802	N	N	4514 PURDUE AV NE
004	317910	0790	10/4/06	\$550,000	1530	700	8	1947	4	6930	N	N	4556 PURDUE AV NE
004	317910	1480	7/4/06	\$559,000	1540	0	8	1953	3	5907	Y	N	6217 50TH AV NE

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**Area 46**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	732640	0025	6/4/06	\$477,500	1580	900	8	1958	3	6024	N	N	5526 NE 63RD ST
004	317810	0035	11/5/06	\$490,000	1590	0	8	1954	3	6000	N	N	6203 54TH AV NE
004	317910	2060	5/3/06	\$499,950	1610	220	8	1941	4	6325	N	N	6215 VASSAR AV NE
004	317910	0375	10/5/06	\$701,500	1640	120	8	1940	3	7843	Y	N	5510 ANN ARBOR AV NE
004	317710	0050	11/3/06	\$530,300	2080	700	8	1947	3	6301	N	N	6002 52ND AV NE
004	317560	0060	4/3/06	\$550,000	2130	300	8	1940	3	7150	Y	N	6011 51ST AV NE
004	317910	1900	4/5/06	\$823,500	2400	1120	8	1946	4	6600	Y	N	6027 WELLESLEY WY NE
004	317910	0450	7/4/06	\$570,000	1500	700	9	1941	4	6503	N	N	4824 PULLMAN AV NE
004	317910	2185	8/3/06	\$589,000	1500	900	9	1941	5	5936	Y	N	4712 NE 60TH ST
004	317910	1840	5/3/06	\$475,000	1520	610	9	1950	3	6600	Y	N	6060 WELLESLEY WY NE
004	317910	0910	5/3/06	\$636,000	1660	1660	9	1951	3	6324	Y	N	4943 STANFORD AV NE
004	317910	0380	12/5/06	\$795,000	1700	860	9	1941	3	8376	Y	N	5008 PULLMAN AV NE
004	317910	1225	11/5/06	\$650,000	1710	1100	9	1941	3	7335	Y	N	5849 VASSAR AV NE
004	317910	2270	10/5/06	\$715,000	1720	600	9	1941	4	6324	Y	N	4700 NE 60TH ST
004	102504	9220	6/5/06	\$607,350	1720	860	9	1967	3	8511	N	N	6255 52ND AV NE
004	317610	0036	8/5/06	\$760,000	1720	1170	9	1958	4	6600	Y	N	6227 51ST AV NE
004	317910	1455	4/4/06	\$723,000	1820	900	9	1938	3	5877	Y	N	6040 PRINCETON AV NE
004	317910	0060	12/5/06	\$858,000	1890	910	9	2002	3	6750	N	N	4809 PULLMAN AV NE
004	317910	1285	2/5/06	\$600,000	1890	1000	9	1958	4	5152	Y	N	5825 ANN ARBOR AV NE
004	317760	0075	10/3/06	\$624,000	1890	1210	9	1998	3	6000	N	N	6232 53RD AV NE
004	317610	0089	12/4/06	\$610,000	1920	500	9	1963	3	5500	Y	N	6247 51ST AV NE
004	317910	1630	10/3/06	\$849,000	1940	1900	9	1958	4	8928	Y	N	4939 NE 65TH ST
004	317760	0100	11/4/06	\$610,000	1940	1250	9	1994	4	6000	N	N	6206 53RD AV NE
004	317910	1005	6/5/06	\$901,000	2000	600	9	1930	4	6966	Y	N	5700 ANN ARBOR AV NE
004	317910	1805	8/4/06	\$711,000	2150	400	9	1949	3	9900	Y	N	6075 ANN ARBOR AV NE
004	317910	1070	4/4/06	\$650,000	2320	900	9	1931	4	4392	Y	N	5724 PRINCETON AV NE
004	317910	1755	11/5/06	\$790,000	2330	0	9	1957	4	8242	N	N	6003 PRINCETON AV NE
004	112504	9051	9/5/06	\$710,000	2520	570	9	2000	3	5108	N	N	5511 NE 65TH ST
004	317910	1580	4/5/06	\$975,000	2530	1120	9	2003	4	5819	Y	N	4911 NE 65TH ST
004	112504	9202	5/4/06	\$626,000	2560	0	9	2000	3	5000	N	N	5513 NE 65TH ST
004	317910	1575	8/3/06	\$1,060,000	2570	870	9	1941	5	5582	Y	N	5704 VASSAR AV NE

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**Area 46**  
**(1 to 3 Unit Residences)**

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004	102504	9243	3/3/06	\$729,500	2580	510	9	2002	3	5330	Y	N	6265 52ND AV NE
004	112504	9203	4/4/06	\$622,000	2610	0	9	2000	3	5123	N	N	5515 NE 65TH ST
004	112504	9206	3/5/06	\$741,000	2880	0	9	2003	3	5078	N	N	5506 NE 62ND ST
004	112504	9206	4/3/06	\$650,000	2880	0	9	2003	3	5078	N	N	5506 NE 62ND ST
004	317610	0155	6/5/06	\$970,000	3190	1200	9	1972	3	7216	Y	N	6208 51ST AV NE
004	317910	1355	3/3/06	\$751,000	1940	380	10	1931	4	7378	Y	N	4915 NE 60TH ST
005	893410	0050	7/4/06	\$353,000	810	0	7	1944	5	6426	N	N	7300 48TH AV NE
005	893410	0010	3/4/06	\$379,950	830	400	7	1944	3	6489	N	N	7321 48TH AV NE
005	893410	0070	5/4/06	\$374,950	830	0	7	1944	4	6426	N	N	7309 49TH AV NE
005	892410	0290	2/3/06	\$440,000	830	830	7	1943	5	7462	Y	N	6638 57TH AV NE
005	892710	0055	9/4/06	\$380,000	850	850	7	1987	3	6435	N	N	6501 47TH AV NE
005	893460	0065	10/5/06	\$525,000	860	0	7	1944	5	6138	N	N	6844 46TH AV NE
005	892760	0100	9/5/06	\$426,000	860	150	7	1943	3	7000	N	N	6825 48TH AV NE
005	892710	0095	4/4/06	\$384,500	860	860	7	1943	4	6138	N	N	6510 47TH AV NE
005	892710	0105	6/5/06	\$395,000	880	200	7	1943	3	6435	Y	N	6503 48TH AV NE
005	893410	0015	11/3/06	\$390,000	890	670	7	1944	5	6678	N	N	7315 48TH AV NE
005	892810	0225	7/5/06	\$485,000	910	730	7	1945	3	8360	N	N	7415 55TH AV NE
005	892810	0225	5/3/06	\$395,000	910	730	7	1945	3	8360	N	N	7415 55TH AV NE
005	892760	0055	7/3/06	\$389,000	930	770	7	1943	4	6930	N	N	6819 47TH AV NE
005	612760	0154	4/4/06	\$529,100	940	900	7	1946	3	6820	Y	N	6830 52ND AV NE
005	892610	0105	6/4/06	\$450,000	980	500	7	1942	4	6018	N	N	6505 53RD AV NE
005	612760	0029	3/3/06	\$390,000	980	250	7	1945	3	6820	N	N	6828 54TH AV NE
005	929430	0705	6/3/06	\$445,000	990	640	7	1946	3	6630	Y	N	7008 58TH AV NE
005	892660	0015	5/4/06	\$424,000	1020	920	7	1944	3	6100	N	N	7405 48TH AV NE
005	892610	0190	5/4/06	\$371,000	1070	0	7	1941	3	5974	N	N	6509 54TH AV NE
005	892610	0065	4/3/06	\$410,000	1080	600	7	1944	3	5886	N	N	6553 53RD AV NE
005	892660	0035	10/3/06	\$489,000	1090	700	7	1944	4	5824	N	N	4817 NE 74TH ST
005	612760	0190	1/4/06	\$469,000	1100	900	7	1947	4	6200	Y	N	5203 NE 70TH ST
005	892810	0005	6/3/06	\$459,000	1180	350	7	1944	4	5775	Y	N	7300 52ND AV NE
005	892610	0135	9/4/06	\$438,000	1210	1040	7	1941	4	5974	N	N	6526 53RD AV NE
005	892760	0040	10/3/06	\$342,000	1230	0	7	1943	4	7425	N	N	6804 46TH AV NE

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005	892660	0065	8/5/06	\$415,000	1280	0	7	1947	4	6100	N	N	4835 NE 75TH ST
005	892810	0015	1/5/06	\$395,000	1290	0	7	1944	3	5775	N	N	7312 52ND AV NE
005	892810	0115	5/3/06	\$493,000	1320	690	7	2002	3	6120	N	N	7301 54TH AV NE
005	892410	0395	4/4/06	\$461,000	1340	300	7	1940	3	5900	Y	N	6607 58TH AV NE
005	042900	0175	8/3/06	\$340,000	1350	0	7	1953	3	5820	N	N	7144 45TH AV NE
005	042900	0260	7/4/06	\$400,000	1370	720	7	1952	3	6048	N	N	7344 47TH AV NE
005	612760	0215	11/4/06	\$518,700	1380	860	7	1945	4	6200	N	N	6837 54TH AV NE
005	892810	0230	7/4/06	\$498,000	1390	0	7	1945	4	9120	N	N	7421 55TH AV NE
005	892610	0525	11/4/06	\$450,000	1400	310	7	1944	3	6240	N	N	7008 54TH AV NE
005	892810	0155	5/5/06	\$434,000	1420	0	7	1944	3	5040	N	N	7408 52ND AV NE
005	892660	0195	9/4/06	\$531,500	1420	320	7	1943	4	6039	Y	N	4826 NE 70TH ST
005	612760	0034	1/4/06	\$427,000	1420	250	7	1945	3	6820	N	N	6834 54TH AV NE
005	032800	0010	4/5/06	\$500,000	1430	0	7	1941	3	5980	Y	N	7704 57TH AV NE
005	892410	0010	8/4/06	\$490,000	1450	200	7	1939	3	6700	Y	N	6915 56TH AV NE
005	892610	0405	6/3/06	\$397,000	1450	310	7	1944	3	6825	N	N	7056 54TH AV NE
005	042900	0080	10/3/06	\$405,000	1450	750	7	1952	3	6208	N	N	4514 NE 73RD ST
005	042900	0255	11/3/06	\$500,000	1530	1000	7	1952	4	6210	N	N	7338 47TH AV NE
005	892660	0210	7/4/06	\$487,500	1540	700	7	1983	3	6336	N	N	4816 NE 71ST ST
005	892610	0406	7/4/06	\$446,151	1550	310	7	1944	4	6300	N	N	7050 54TH AV NE
005	892810	0055	12/3/06	\$427,000	1580	300	7	1944	3	5775	N	N	7305 53RD AV NE
005	032700	0125	2/4/06	\$636,000	1590	1020	7	1947	5	9120	Y	N	7714 56TH PL NE
005	929430	0080	6/4/06	\$550,000	1610	450	7	1947	4	5000	Y	N	7318 55TH AV NE
005	929430	0070	5/3/06	\$397,950	1640	180	7	1945	3	5000	Y	N	7306 55TH AV NE
005	892610	0485	10/4/06	\$510,000	1650	0	7	1944	5	6060	N	N	7003 54TH AV NE
005	892710	0040	8/4/06	\$450,000	1650	500	7	1943	4	6138	N	N	6516 46TH AV NE
005	892660	0010	4/3/06	\$439,000	1660	270	7	1944	4	6100	N	N	7411 48TH AV NE
005	527320	0075	5/5/06	\$560,000	1680	350	7	1988	3	5400	N	N	4514 NE 70TH ST
005	892360	0165	12/3/06	\$540,000	1720	250	7	1937	3	6200	Y	N	6514 51ST AV NE
005	929430	0095	9/5/06	\$649,950	1780	0	7	1945	5	5000	N	N	7332 55TH AV NE
005	929430	0190	9/3/06	\$462,550	1830	0	7	1947	4	4650	Y	N	7006 55TH AV NE
005	042900	0005	11/4/06	\$449,950	1860	730	7	1955	4	6014	N	N	4501 NE 75TH ST

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005	892660	0231	6/3/06	\$700,000	1970	800	7	1941	4	7050	Y	N	4902 NE 70TH ST
005	892610	0391	10/5/06	\$612,000	2350	0	7	1987	3	6120	N	N	7051 54TH AV NE
005	892410	0020	6/5/06	\$730,000	2450	450	7	1939	4	7085	N	N	6903 56TH AV NE
005	032700	0115	9/5/06	\$650,000	1030	690	8	1950	3	9460	Y	N	7702 56TH PL NE
005	929430	0535	6/4/06	\$539,950	1120	800	8	1952	3	7360	Y	N	7123 58TH AV NE
005	612760	0165	4/5/06	\$653,000	1130	800	8	1969	3	9920	Y	N	6842 52ND AV NE
005	612760	0205	12/3/06	\$390,000	1150	520	8	1950	3	6200	N	N	6847 54TH AV NE
005	929430	0005	6/3/06	\$385,000	1200	0	8	1951	3	4182	Y	N	7363 56TH AV NE
005	892360	0115	9/4/06	\$573,070	1240	1240	8	1948	3	7936	Y	N	5123 NE 70TH ST
005	929430	0175	12/4/06	\$589,777	1250	280	8	1952	3	5000	Y	N	7007 56TH AV NE
005	892410	0440	7/4/06	\$480,000	1250	300	8	1948	3	6262	Y	N	6651 58TH AV NE
005	753380	0340	10/4/06	\$535,000	1260	0	8	1939	3	7011	N	N	7511 LAKEMONT DR NE
005	929430	0380	3/4/06	\$640,000	1260	940	8	1967	5	5400	Y	N	7340 56TH AV NE
005	929430	0560	9/4/06	\$530,000	1270	1070	8	1948	3	7200	Y	N	7021 58TH AV NE
005	892560	0075	7/4/06	\$568,000	1280	300	8	1941	3	8928	Y	N	4902 NE 68TH ST
005	753380	0585	8/4/06	\$649,000	1310	750	8	1949	3	8856	Y	N	7710 CREST DR NE
005	929430	0590	10/5/06	\$625,000	1330	600	8	1949	3	7500	Y	N	7014 56TH AV NE
005	892510	0100	6/5/06	\$685,000	1370	540	8	1939	3	6076	Y	N	7043 51ST AV NE
005	892410	0111	10/5/06	\$427,000	1400	0	8	1954	4	4050	N	N	6536 55TH AV NE
005	753380	0675	1/3/06	\$479,950	1400	0	8	1948	3	7140	N	N	7748 FOREST DR NE
005	032700	0050	3/5/06	\$602,000	1460	930	8	1947	3	10800	Y	N	7833 56TH PL NE
005	753380	0435	7/3/06	\$605,000	1490	600	8	1942	3	7995	N	N	8017 FOREST DR NE
005	753380	1015	6/5/06	\$685,000	1560	0	8	1950	3	7200	N	N	7719 RIDGE DR NE
005	032800	0135	4/5/06	\$629,500	1560	850	8	1961	3	6270	Y	N	7732 58TH AV NE
005	368990	0025	11/4/06	\$443,000	1590	440	8	1947	3	6600	Y	N	4808 NE 65TH ST
005	042900	0240	3/5/06	\$726,000	1610	600	8	1954	4	6426	N	N	7320 47TH AV NE
005	753330	0035	6/5/06	\$660,000	1630	790	8	1951	3	7920	N	N	4915 NE PARK PL
005	042900	0125	7/4/06	\$378,200	1630	0	8	1955	3	4788	N	N	4611 NE 75TH ST
005	892360	0110	6/5/06	\$825,000	1640	800	8	1953	4	7316	Y	N	6851 52ND AV NE
005	753380	0795	9/3/06	\$510,000	1640	0	8	1948	3	7380	N	N	7729 CREST DR NE
005	753380	0880	6/4/06	\$615,000	1660	0	8	1950	3	7200	N	N	8010 RIDGE DR NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	032900	0020	10/4/06	\$675,000	1660	1370	8	1970	3	8480	N	N	7540 58TH AV NE
005	753380	0050	1/3/06	\$599,000	1660	450	8	1942	3	8442	N	N	7700 FAIRWAY DR NE
005	753380	1005	7/5/06	\$776,000	1700	420	8	1950	3	7200	N	N	7731 RIDGE DR NE
005	892610	0120	5/5/06	\$590,000	1730	900	8	1951	3	5916	N	N	5305 NE 67TH ST
005	893110	0095	7/5/06	\$675,000	1830	300	8	1950	3	5920	N	N	4921 NE 70TH ST
005	753330	0030	1/5/06	\$545,000	1860	0	8	1951	3	9956	N	N	4905 NE PARK PL
005	753380	0835	7/3/06	\$484,000	1860	0	8	1949	3	7200	N	N	7718 RIDGE DR NE
005	568400	0005	10/5/06	\$550,000	1910	560	8	1950	3	5940	N	N	6557 48TH AV NE
005	032900	0090	12/3/06	\$427,500	1910	0	8	1968	3	9098	N	N	7543 57TH PL NE
005	892560	0085	5/4/06	\$655,000	1960	0	8	1984	3	7688	N	N	6821 50TH AV NE
005	892410	0115	9/5/06	\$757,950	1970	640	8	1941	4	10558	N	N	6503 57TH AV NE
005	032700	0195	3/5/06	\$660,000	1970	1330	8	1973	3	6726	Y	N	7717 57TH AV NE
005	892510	0475	3/5/06	\$780,000	2150	680	8	1950	3	6250	Y	N	7411 52ND AV NE
005	753380	0615	5/4/06	\$560,000	2270	0	8	1947	3	8856	N	N	7520 RIDGE DR NE
005	753380	0910	7/5/06	\$685,500	2380	0	8	1948	4	7200	N	N	8046 RIDGE DR NE
005	892610	0165	10/5/06	\$849,000	2470	800	8	2000	3	5974	N	N	6539 54TH AV NE
005	753380	0465	6/3/06	\$680,000	2600	320	8	1946	3	8856	N	N	8201 FOREST DR NE
005	736360	0390	4/4/06	\$795,000	1420	620	9	1958	3	5800	Y	N	4812 NE 85TH ST
005	753380	0830	5/4/06	\$540,000	1540	0	9	1949	3	7200	N	N	7712 RIDGE DR NE
005	892510	0425	3/5/06	\$850,000	1650	630	9	1951	3	8750	Y	N	5120 NE 73RD ST
005	892360	0150	8/5/06	\$775,000	1720	730	9	1939	3	6150	Y	N	6530 51ST AV NE
005	318910	0060	8/5/06	\$611,100	1740	0	9	1953	3	7650	N	N	8004 45TH AV NE
005	753380	0850	6/3/06	\$490,000	1820	0	9	1950	3	7200	N	N	7736 RIDGE DR NE
005	753380	0565	9/4/06	\$762,500	1870	1240	9	1949	5	8060	Y	N	7734 CREST DR NE
005	318910	0065	11/5/06	\$819,500	2030	0	9	1953	4	7650	N	N	7758 45TH AV NE
005	318910	0065	6/5/06	\$655,000	2030	0	9	1953	4	7650	N	N	7758 45TH AV NE
005	892310	0040	10/3/06	\$850,000	2030	1180	9	1948	3	9300	Y	N	6822 50TH AV NE
005	736360	0435	4/4/06	\$581,500	2030	0	9	1955	5	10400	Y	N	8507 INVERNESS DR NE
005	736360	0410	10/3/06	\$517,000	2040	0	9	1964	3	7200	Y	N	4821 NE 86TH ST
005	753380	0190	11/4/06	\$1,285,000	2090	600	9	1987	3	7011	Y	N	8235 LAKEMONT DR NE
005	753380	0020	10/4/06	\$710,000	2230	0	9	1953	3	10140	N	N	7515 FAIRWAY DR NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	892810	0105	10/4/06	\$779,700	2260	0	9	1996	3	6120	N	N	7313 54TH AV NE
005	892510	0345	9/5/06	\$990,000	2440	400	9	1986	3	6250	Y	N	7345 51ST AV NE
005	892510	0125	7/4/06	\$840,000	2470	0	9	1939	5	9300	Y	N	7050 51ST AV NE
005	032800	0060	7/5/06	\$930,000	2500	810	9	1983	3	6848	Y	N	7745 58TH AV NE
005	612760	0235	12/4/06	\$1,020,000	2610	900	9	2004	3	6200	Y	N	6819 54TH AV NE
005	032800	0090	7/5/06	\$995,950	2680	0	9	1995	3	6402	Y	N	7719 58TH AV NE
005	892610	0310	10/4/06	\$1,100,000	2690	1600	9	2002	3	8400	Y	N	7018 52ND AV NE
005	753330	0015	11/4/06	\$680,000	2710	0	9	1991	3	8217	N	N	4723 NE PARK PL
005	893410	0106	11/5/06	\$870,000	3430	0	9	1952	3	7950	N	N	7327 50TH AV NE
005	736360	0470	3/5/06	\$854,000	1650	1650	10	1963	3	8863	Y	N	8631 INVERNESS DR NE
005	360510	0006	7/5/06	\$1,003,000	1890	1360	10	1957	5	7500	Y	N	8900 INVERNESS DR NE
005	055200	0015	8/5/06	\$840,000	2140	1180	10	1954	4	10400	Y	N	8612 45TH AV NE
005	318910	0010	2/5/06	\$730,000	2190	310	10	1956	3	6613	N	N	8222 45TH AV NE
005	318910	0040	7/4/06	\$727,500	2220	0	10	1953	3	7200	N	N	8036 45TH AV NE
005	736360	0030	1/3/06	\$775,000	2370	710	10	1955	4	10400	Y	N	4837 NE 85TH ST
005	360750	0180	12/5/06	\$842,000	2560	0	10	1984	3	7000	N	N	4578 NE 89TH ST
005	736360	0330	9/5/06	\$872,030	2580	0	10	1954	3	13200	Y	N	8514 PAISLEY DR NE
005	892410	0230	11/4/06	\$776,000	2750	0	10	1999	3	6340	Y	N	6923 57TH AV NE
005	753380	0165	7/5/06	\$1,625,000	2810	1240	10	1995	3	6765	Y	N	8234 FAIRWAY DR NE
005	736360	0167	10/4/06	\$760,000	2820	0	10	1984	3	7500	Y	N	8900 INVERNESS CT NE
005	032900	0120	9/4/06	\$870,000	2860	280	10	1958	5	5824	Y	N	7515 57TH PL NE
005	892610	0110	6/4/06	\$844,750	3250	0	10	2004	3	6363	N	N	6501 53RD AV NE
005	342604	9012	1/4/06	\$745,000	3400	650	10	1990	3	16757	Y	N	8836 PAISLEY PL NE
005	753380	0700	9/4/06	\$1,200,000	3910	0	10	2004	3	7140	N	N	8016 FOREST DR NE
005	342604	9231	6/5/06	\$885,000	2930	0	11	1991	3	10782	N	N	8811 PAISLEY PL NE
005	360750	0680	4/5/06	\$1,200,000	2970	1680	11	1990	3	7689	Y	N	8910 45TH AV NE
005	892360	0045	9/3/06	\$1,262,500	3020	1080	11	1995	3	6820	Y	N	6816 51ST AV NE
005	892510	0235	4/4/06	\$1,385,472	3190	0	11	1997	3	9920	Y	N	5123 NE 73RD ST
005	360750	0530	12/5/06	\$1,180,000	3320	1700	11	1990	3	12600	Y	N	8726 PAISLEY DR NE
005	892610	0050	12/3/06	\$1,050,000	3370	880	11	2002	3	6420	Y	N	6500 52ND AV NE
005	360750	0020	5/3/06	\$825,000	3380	0	11	1987	3	12467	Y	N	8903 INVERNESS DR NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	360750	0430	9/5/06	\$975,000	4520	0	11	1992	3	9800	Y	N	4643 NE 89TH ST
005	736360	0115	6/5/06	\$950,000	4550	0	11	1988	3	10934	Y	N	5425 NE 85TH ST
005	736360	0162	10/5/06	\$1,295,000	2220	1470	12	2001	3	8400	Y	N	5336 NE 86TH ST
005	753380	0155	6/3/06	\$1,780,000	3650	1490	12	2001	3	6888	Y	N	8222 FAIRWAY DR NE

**Improved Sales Removed from this Annual Update Analysis**

**Area 46**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	081400	0050	1/3/06	\$179,950	NON-REPRESENTATIVE SALE
002	145410	0510	10/4/06	\$810,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	145460	0045	11/3/06	\$553,000	IMPCOUNT
002	145460	0136	4/3/06	\$415,000	DIAGNOSTIC OUTLIER
002	145460	0240	10/4/06	\$580,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	145460	0260	9/5/06	\$1,250,000	REPRESENTATION
002	145510	0040	12/3/06	\$560,000	CHARACTERISTICS CHANGED SINCE SALE
002	145510	0052	10/5/06	\$1,275,000	%COMPL ACTIVEPERMITBEFORESALE>25K
002	145510	0240	6/4/06	\$750,000	REPRESENTATION
002	145510	0250	6/5/06	\$900,000	IMPCOUNT
002	145510	0295	6/5/06	\$1,185,000	CHARACTERISTICS CHANGED SINCE SALE
002	145510	0305	10/3/06	\$705,000	DORRATIO
002	145560	0045	4/4/06	\$172,596	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
002	145950	0026	8/3/06	\$720,000	DIAGNOSTIC OUTLIER
002	156810	0895	4/4/06	\$22,000	QUIT CLAIM DEED DORRATIO
002	342604	9034	8/5/06	\$2,490,000	NON-REPRESENTATIVE SALE
002	342604	9049	7/5/06	\$1,645,000	CHARACTERISTICS CHANGED SINCE SALE
002	342604	9049	2/4/06	\$750,000	CHARACTERISTICS CHANGED SINCE SALE
002	342604	9069	5/4/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	399270	0670	1/3/06	\$281,000	NON-REPRESENTATIVE SALE
002	399270	0844	7/4/06	\$462,500	OBSOL
002	407320	0500	6/3/06	\$435,000	UNFINAREA
002	407320	0576	8/3/06	\$275,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	407320	0690	6/3/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
002	407320	0720	8/5/06	\$812,000	NON-REPRESENTATIVE SALE
002	407320	0764	9/5/06	\$775,000	NON-REPRESENTATIVE SALE
002	407320	0800	6/5/06	\$510,000	NO MARKET EXPOSURE
002	407320	0842	8/5/06	\$679,000	NON-REPRESENTATIVE SALE
002	407320	0970	8/3/06	\$750,000	CHARACTERISTICS CHANGED SINCE SALE
002	407320	0980	4/4/06	\$1,322,900	UNFINAREA
002	407480	0165	4/5/06	\$300,000	%NETCOND
002	407480	0165	4/3/06	\$98,510	RELATED PARTY, FRIEND, OR NEIGHBOR %NETCOND
002	407780	0023	10/3/06	\$665,000	RELOCATION - SALE BY SERVICE
002	407780	0023	10/3/06	\$665,000	RELOCATION - SALE TO SERVICE
002	407780	0124	1/4/06	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	407780	0171	12/4/06	\$118,161	QUIT CLAIM DEED DORRATIO
002	407780	0176	1/3/06	\$200,000	DORRATIO
002	407780	0204	5/3/06	\$132,500	PARTIAL INTEREST (103, 102, ETC.); OBSOL DORRATIO
002	407830	0035	4/5/06	\$1,105,000	NON-REPRESENTATIVE SALE
002	407830	0035	8/4/06	\$335,000	DORRATIO
002	407830	0100	3/3/06	\$89,500	DORRATIO
002	520720	0375	10/5/06	\$605,000	REPRESENTATION
002	520720	0375	5/4/06	\$459,000	REPRESENTATION
002	520720	0390	12/3/06	\$296,500	QUESTIONABLE PER SALES IDENTIFICATION
002	520720	0410	12/4/06	\$245,000	NON-REPRESENTATIVE
002	735120	0001	11/5/06	\$999,922	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

002	735120	0011	5/4/06	\$835,000	NO MARKET EXPOSURE
002	735120	0015	9/5/06	\$30,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRATIO
002	735120	0080	7/5/06	\$1,600,000	NO MARKET EXPOSURE
002	735120	0145	5/4/06	\$941,000	UNFINAREA
002	735120	0200	4/5/06	\$1,050,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	735120	0205	11/5/06	\$945,000	OBSOL ACTIVEPERMITBEFORESALE>25K
002	735120	0205	5/5/06	\$591,000	OBSOL ACTIVEPERMITBEFORESALE>25K
002	735120	0265	6/3/06	\$825,000	NO MARKET EXPOSURE
002	735170	0025	7/3/06	\$965,000	NO MARKET EXPOSURE
002	735170	0230	11/4/06	\$660,000	DIAGNOSTIC OUTLIER
002	735170	0295	2/4/06	\$1,041,000	NO MARKET EXPOSURE
002	735220	0025	8/5/06	\$1,150,000	NON-REPRESENTATIVE SALE
002	735220	0100	8/5/06	\$975,000	DIAGNOSTIC OUTLIER
002	735220	0195	1/4/06	\$855,000	DIAGNOSTIC OUTLIER
002	735220	0560	8/4/06	\$880,000	NO MARKET EXPOSURE PREVIMP<=25K
002	735220	0680	1/3/06	\$595,380	NON-REPRESENTATIVE SALE OBSOL
002	766370	0030	9/3/06	\$735,000	CHARACTERISTICS CHANGED SINCE SALE
002	871560	0064	5/4/06	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	882090	1665	8/3/06	\$287,000	NO MARKET EXPOSURE
002	882090	1670	12/5/06	\$1,150,000	%COMPL ACTIVEPERMITBEFORESALE>25K
002	882090	1670	5/3/06	\$152,500	NO MARKET EXPOSURE %COMPL DORRATIO
002	882090	1775	7/3/06	\$480,000	NON-REPRESENTATIVE SALE
002	882090	2380	3/3/06	\$267,500	OBSOL DORRATIO
002	882090	2605	11/5/06	\$350,000	UNFINAREA
002	882090	2625	9/4/06	\$139,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
002	882090	2700	5/3/06	\$212,000	OBSOL
002	932480	0595	2/4/06	\$375,500	OBSOL
002	932480	0615	11/3/06	\$502,000	DIAGNOSTIC OUTLIER
002	932480	0695	6/5/06	\$425,000	%NETCOND PREVIMP<=25K
002	932480	0737	5/4/06	\$129,912	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
004	102504	9098	9/3/06	\$504,000	DIAGNOSTIC OUTLIER
004	102504	9170	12/3/06	\$37,500	PARTIAL INTEREST (103, 102, ETC.); OTHER WARNINGS
004	102504	9223	7/3/06	\$474,500	NON-REPRESENTATIVE SALE
004	317610	0086	6/5/06	\$400,000	REPRESENTATION
004	317660	0065	3/3/06	\$425,000	DIAGNOSTIC OUTLIER
004	317660	0105	5/3/06	\$350,000	NO MARKET EXPOSURE
004	317910	0020	11/5/06	\$395,000	UNFINAREA
004	317910	0180	8/5/06	\$598,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	317910	0355	2/3/06	\$545,000	DIAGNOSTIC OUTLIER
004	317910	0565	6/3/06	\$300,000	REPRESENTATION
004	317910	0800	4/5/06	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	317910	0960	8/5/06	\$75,400	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
004	317910	1155	5/3/06	\$396,000	DIAGNOSTIC OUTLIER
004	317910	1210	10/4/06	\$530,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	317910	1240	4/4/06	\$250,000	QUIT CLAIM DEED DORRATIO
004	317910	1400	9/3/06	\$695,000	DORRATIO
004	317910	1420	6/3/06	\$940,000	CHARACTERISTICS CHANGED SINCE SALE
004	317910	1420	7/5/06	\$1,425,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed from this Annual Update Analysis**

**Area 46**

**(1 to 3 Unit Residences)**

004	317910	1680	11/5/06	\$825,000	DIAGNOSTIC OUTLIER
004	317910	1835	6/3/06	\$427,000	OBSOL
004	317910	2170	6/4/06	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	317910	2280	3/4/06	\$306,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	317910	2290	5/3/06	\$315,000	PREVIMP<=25K
005	032504	9235	6/3/06	\$705,000	DIAGNOSTIC OUTLIER
005	032700	0050	10/5/06	\$160,000	DORRATIO ACTIVEPERMITBEFORESALE>25K
005	032700	0050	10/5/06	\$90,000	DORRATIO ACTIVEPERMITBEFORESALE>25K
005	032900	0036	3/5/06	\$928,000	PROPERTY SOLD DIFFERENT FROM PROP. ASSESSED
005	033000	0030	8/5/06	\$630,000	PREVIMP<=25K
005	042900	0040	3/4/06	\$425,500	DIAGNOSTIC OUTLIER
005	042900	0240	1/3/06	\$447,500	CHARACTERISTICS CHANGED SINCE SALE
005	055200	0010	5/4/06	\$700,000	OBSOL
005	055200	0035	2/5/06	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	360750	0080	12/4/06	\$541,699	DORRATIO
005	360750	0470	4/3/06	\$285,000	NO MARKET EXPOSURE; %COMPL DORRATIO
005	360750	0510	6/4/06	\$840,000	NON-REPRESENTATIVE SALE
005	368990	0030	9/3/06	\$450,000	CHARACTERISTICS CHANGED SINCE SALE
005	527320	0055	4/3/06	\$375,000	NON-REPRESENTATIVE SALE
005	568400	0140	4/3/06	\$97,600	DORRATIO
005	612760	0055	5/4/06	\$525,000	OBSOL
005	612760	0075	11/5/06	\$625,000	PROPERTY SOLD DIFFERENT FROM PROP. ASSESSED
005	612760	0140	6/5/06	\$778,000	NON-REPRESENTATIVE SALE
005	736360	0055	9/5/06	\$875,000	DIAGNOSTIC OUTLIER
005	736360	0065	9/3/06	\$668,000	TEAR DOWN
005	736360	0135	6/3/06	\$560,000	NON REPRESENTATIVE
005	736360	0145	10/5/06	\$1,000,000	OBSOL
005	736360	0255	8/5/06	\$811,000	DIAGNOSTIC OUTLIER
005	736360	0295	11/4/06	\$587,500	OBSOL
005	736360	0300	3/3/06	\$650,000	DIAGNOSTIC OUTLIER
005	753380	0120	6/5/06	\$750,000	NON-REPRESENTATIVE SALE
005	753380	0215	5/3/06	\$1,060,000	OBSOL
005	753380	0405	2/3/06	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	753380	0685	7/3/06	\$684,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	753380	0700	7/3/06	\$419,000	DORRATIO
005	753380	0900	6/4/06	\$521,000	TEAR DOWN %COMPL
005	753380	1030	9/3/06	\$318,000	DORRATIO
005	753380	1030	4/3/06	\$310,000	DORRATIO
005	892310	0005	10/3/06	\$1,075,000	IMPCOUNT UNFINAREA
005	892310	0180	3/3/06	\$1,030,000	UNFINAREA
005	892360	0100	7/5/06	\$1,446,000	DIAGNOSTIC OUTLIER
005	892360	0125	10/4/06	\$1,000,000	OBSOL
005	892410	0105	1/5/06	\$402,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	892410	0370	1/5/06	\$474,950	SEGREGATION SINCE SALE
005	892410	0375	2/5/06	\$486,000	SEGREGATION SINCE SALE
005	892410	0375	2/4/06	\$391,400	SEGREGATION SINCE SALE
005	892410	0400	2/4/06	\$551,000	DIAGNOSTIC OUTLIER
005	892460	0020	3/4/06	\$751,750	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis*****Area 46****(1 to 3 Unit Residences)**

005	892460	0035	11/4/06	\$996,000	DIAGNOSTIC OUTLIER
005	892510	0055	5/3/06	\$620,000	NON-REPRESENTATIVE SALE
005	892510	0195	9/5/06	\$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	892510	0205	6/4/06	\$567,000	OBSOL
005	892510	0255	11/3/06	\$773,500	ACTIVEPERMITBEFORESALE>25K
005	892510	0370	8/5/06	\$945,000	NON-REPRESENTATIVE SALE
005	892510	0445	10/5/06	\$803,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	892610	0020	4/5/06	\$699,999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	892610	0090	6/3/06	\$348,200	NO MARKET EXPOSURE
005	892610	0110	1/3/06	\$280,000	DORRATIO
005	892610	0435	3/3/06	\$389,500	IMP. CHARACTERISTICS CHANGED SINCE SALE OBSOL
005	892660	0110	2/5/06	\$395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	892660	0220	3/5/06	\$222,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	892710	0080	10/3/06	\$310,000	NON-REPRESENTATIVE SALE
005	892760	0060	7/4/06	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE OBSOL
005	892810	0135	6/3/06	\$373,000	NO MARKET EXPOSURE
005	892810	0170	10/5/06	\$950,000	%COMPL ACTIVEPERMITBEFORESALE>25K
005	892810	0172	11/5/06	\$950,000	%COMPL ACTIVEPERMITBEFORESALE>25K
005	893110	0040	1/3/06	\$370,000	DORRATIO
005	893110	0110	12/5/06	\$970,000	NON-REPRESENTATIVE SALE
005	893410	0100	12/3/06	\$367,000	DIAGNOSTIC OUTLIER
005	893460	0100	1/4/06	\$313,750	NON-REPRESENTATIVE SALE
005	929430	0055	6/3/06	\$350,000	TEAR DOWN DORRATIO
005	929430	0055	6/3/06	\$350,000	TEAR DOWN DORRATIO
005	929430	0055	6/3/06	\$350,000	TEAR DOWN DORRATIO
005	929430	0265	3/4/06	\$410,000	%NETCOND PREVIMP<=25K
005	929430	0350	4/5/06	\$460,000	PREVIMP<=25K
005	929430	0350	9/3/06	\$397,000	PREVIMP<=25K
005	929430	0405	7/4/06	\$425,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	929430	0485	4/5/06	\$758,000	OBSOL
005	929430	0590	12/5/06	\$750,000	NON-REPRESENTATIVE
005	929430	0645	11/5/06	\$1,045,000	NON-REPRESENTATIVE SALE
005	929430	0720	4/4/06	\$385,000	PREVIMP<=25K



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**Department of Assessments**  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr